

APPENDIX A: NHPA SECTION 106 CONSULTATION LETTERS AND ASSESSMENT
OF EFFECTS

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September 23, 2010

Alexa Viets, Program Manager
National Park Service- Civil War Defenses of Washington
3545 Williamsburg Lane NW
Washington, D.C. 20008

Re: Consulting Party Request / Eastern Avenue Development Area, Northeast Washington, D.C.

Dear Ms. Viets:

Dovetail Cultural Resource Group (Dovetail) is continuing to conduct cultural resource studies associated with the proposed development of the 2.5 acre Eastern Avenue parcel. The project area is located at the southeast corner of the intersection of Eastern Avenue and Bladensburg Road, immediate southwest of the Washington, D.C/Maryland border.

The Eastern Avenue project involves modifications to approximately 2 of the 2.5 acre parcel. Because this project is located on lands currently owned by a Federal agency (the Department of Housing and Urban Development [HUD]), it is being coordinated with the Washington D.C. State Historic Preservation Officer as required under Section 106 of the National Historic Preservation Act of 1966.

One previously recorded National Register of Historic Places (NRHP)-eligible architectural properties is located within the Area of Potential Effect (APE) for this project: Fort Lincoln. In addition, known activities associated with the Battle of Bladensburg during the War of 1812 occurred in the general project vicinity. Dovetail is currently conducting archaeological fieldwork and associated analysis to identify and evaluate archaeological resources within the project parcel. Preliminary analysis of the Phase I archaeological survey, Phase II archaeological testing, geoarchaeological study, and archival research suggest that a small early-twentieth century site exists along the southern boundary of the parcel, but the area was utilized as an agricultural field during the entire nineteenth century and thus pre-twentieth century material remains are very limited. This analysis is ongoing, however, and the full results of this investigation will be available soon.

If the National Park Service is interested in being a consulting party to this federal undertaking under Section 106 of the National Historic Preservation Act, the regulations that implement Section 106 require your group to request this status from the lead federal agency. HUD, the lead federal agency for this project, has delegated this authority to the

Joining Smart Progress and Historic Preservation

District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED), and they can be contacted at:

Clint Jackson, Development Manager
Government of the District of Columbia
Office of the Deputy Mayor for Planning & Economic Development
1350 Pennsylvania Avenue NW, Suite 317
Washington, DC 20004
Phone: 202.538.1282; Fax 202.724.7171; Email: mcclinton.jackson@dc.gov

If you would like assistance contacting DMPED or additional information on this project, please do not hesitate to contact me at (540) 899-9170 or via email at kbarile@dovetailcrg.com.

Respectfully submitted,



Kerri S. Barile, Ph.D.
President

Cc: Dr. Ruth Troccoli, DC SHPO
Mr. Stan Gimont, HUD
Mr. Clint Jackson, DMPED
Mr. Will Collins, Fort Lincoln Retail LLC
Mr. Cell Bernardino, Fort Lincoln Retail LLC

GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICE



DC STATE HISTORIC PRESERVATION OFFICE
SECTION 106 REVIEW FORM

TO: Dr. Kerri Barile, Dovetail Cultural Resource Group, Fredericksburg, Virginia
Stan Gimont, HUD DC Office
Clint Jackson, Project Manager, DMPED

PROJECT NAME/DESCRIPTION: City Homes at Fort Lincoln townhouse development.

PROJECT ADDRESS/LOCATION DESCRIPTION: Within the Ft. Lincoln Urban Renewal Area at the intersection of Bladensburg Rd. and Eastern Ave., Sq. 4325 & 4326.

DC SHPO PROJECT NUMBER: 10-263

The DC State Historic Preservation Office (DC SHPO) has reviewed the above-referenced federal undertaking(s) in accordance with Section 106 of the National Historic Preservation Act and has determined that:

- ☐ This project will have **no effect** on historic properties. No further DC SHPO review or comment will be necessary.
- ☐ There are **no historic properties** that will be affected by this project. No further DC SHPO review or comment will be necessary.
- ☒ This project will have **no adverse effect** on historic properties. No further DC SHPO review or comment will be necessary.
- ☐ This project will have **no adverse effect** on historic properties **conditioned** upon fulfillment of the measures stipulated below.
- ☒ **Other Comments / Additional Comments (see below):**

The DC SHPO concurs with the results and recommendations of the draft archaeological survey report (DC SHPO Archaeological Report #464) for City Homes at Fort Lincoln prepared by the Dovetail Cultural Resource Group NRHP-eligible resources were not identified and a finding of No Adverse Effect was made by the SHPO on 8/30/2011. We have received the final, revised technical report as well as the archaeological collection resulting from the investigations. Should unanticipated archaeological discoveries be made during the undertaking, please contact the DC SHPO archaeologist immediately at 202-442-8836 or at ruth.troccoli@dc.gov.

BY: _____
Ruth Troccoli, Ph.D.
State Historic Preservation Office Archaeologist

DATE: 11 January 2012

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United States Department of the Interior

NATIONAL PARK SERVICE

National Capital Region

Rock Creek Park

3545 Williamsburg Lane, N.W.

Washington, DC 20008-1207

January 25, 2013

Marcel Acosta, Executive Director
National Capital Planning Commission
401 9th Street, NW
North Lobby, Suite 500
Washington, D.C. 20004

Dear Mr. Acosta:

The National Park Service is proposing to transfer a parcel of U.S. Reservation 520 at Bladensburg Road, NE and Eastern Avenue, NE to the U.S. Department of Housing and Urban Development for the purposes of residential development associated with Fort Lincoln. Initial transfer of jurisdiction of this parcel to the District of Columbia for transportation purposes was executed in the 1990s. The proposed undertaking will include a series of connected actions that will result in the parcel being transferred back to the National Park Service before being transferred out of federal possession through the District of Columbia government to Fort Lincoln Eastern Avenue, LLC.

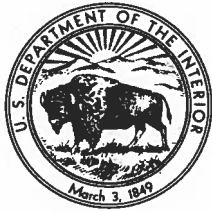
The National Park Service will complete an *Environmental Assessment* and *Assessment of Effect* for this project to comply with the National Environmental Policy Act and Section 106 of the National Historic Preservation Act of 1966, as amended.

We look forward to working with your office, other consulting parties, and the public as we proceed with the environmental planning process for this project. If you have any questions, please contact Assistant Superintendent Cynthia Cox at 202-895-6004 or by email at cindy_cox@nps.gov.

Sincerely,

Tara Morrison
Superintendent

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United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
Rock Creek Park
3545 Williamsburg Lane, N.W.
Washington, DC 20008-1207

January 25, 2013

John Fowler, Executive Director
Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW, Suite 803
Old Post Office Building
Washington, D.C. 20004

Dear Mr. Fowler:

The National Park Service is proposing to transfer a parcel of U.S. Reservation 520 at Bladensburg Road, NE and Eastern Avenue, NE to the U.S. Department of Housing and Urban Development for the purposes of residential development associated with Fort Lincoln. Initial transfer of jurisdiction of this parcel to the District of Columbia for transportation purposes was executed in the 1990s. The proposed undertaking will include a series of connected actions that will result in the parcel being transferred back to the National Park Service before being transferred out of federal possession through the District of Columbia government to Fort Lincoln Eastern Avenue, LLC.

The National Park Service will complete an *Environmental Assessment* and an *Assessment of Effect* for this project. The process and documentation required for compliance with the National Environmental Policy Act will also be used to comply with Section 106 of the National Historic Preservation Act of 1966, as amended. In accordance with Section 800.8(c) of the Advisory Council on Historic Preservation's regulations (36CFR800), we are notifying your office, in advance, of the park's intention to use the *Environmental Assessment* and *Assessment of Effect* to meet its documentation requirements under Section 106. These documents will contain an *Assessment of Effect* for all cultural resources potentially affected and will be available for your review. We welcome any initial comments you may have regarding the project.

We look forward to working with your office, other consulting parties, and the public as we proceed with the environmental planning process for this project. If you have any questions, please contact Assistant Superintendent Cynthia Cox at 202-895-6004 or by email at cindy_cox@nps.gov.

Sincerely,

Tara Morrison
Superintendent

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United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
Rock Creek Park
3545 Williamsburg Lane, N.W.
Washington, DC 20008-1207

January 25, 2013

David Maloney, State Historic Preservation Officer
Office of Planning, DC Historic Preservation Office
1100 4th Street, SW
Suite E650
Washington, D.C. 20024

Dear Mr. Maloney:

The National Park Service is proposing to transfer a parcel of U.S. Reservation 520 at Bladensburg Road, NE and Eastern Avenue, NE to the U.S. Department of Housing and Urban Development for the purposes of residential development associated with Fort Lincoln. Initial transfer of jurisdiction of this parcel to the District of Columbia for transportation purposes was executed in the 1990s. The proposed undertaking will include a series of connected actions that will result in the parcel being transferred back to the National Park Service before being transferred out of federal possession through the District of Columbia government to Fort Lincoln Eastern Avenue, LLC. We are writing to formally initiate consultation on this project with the District of Columbia Historic Preservation Office, in accordance with 36CFR800.3 of Section 106 of the National Historic Preservation Act of 1966, as amended.

The National Park Service will complete an *Environmental Assessment* and an *Assessment of Effect* for this project. The process and documentation required for compliance with the National Environmental Policy Act will also be used to comply with Section 106 of the National Historic Preservation Act. In accordance with Section 800.8(c), we are requesting streamlining of Section 106 and are notifying your office, in advance, of the park's intention to use the *Environmental Assessment* and the *Assessment of Effect* to meet its documentation requirements under Section 106. These documents will contain an *Assessment of Effect* for all cultural resources potentially affected and will be available for your review. We welcome any initial comments you may have regarding the project.

We look forward to working with your office, other consulting parties, and the public as we proceed with the environmental planning process for this project. If you have any questions,

please contact Assistant Superintendent Cynthia Cox at 202-895-6004 or by email at cindy_cox@nps.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tara Morrison', with a stylized, flowing script.

Tara Morrison
Superintendent

GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICER



March 7, 2013

Ms. Tara Morrison, Superintendent
National Park Service
National Capitol Region
Rock Creek Park
3545 Williamsburg Lane, NW
Washington, DC 20008-1207

RE: Proposed Transfer of a Portion of Reservation 520

Dear Ms. Morrison:

Thank you for initiating consultation with the DC State Historic Preservation Office (SHPO) regarding the above-referenced undertaking. We have reviewed the project information in accordance with Section 106 of the National Historic Preservation Act and are writing to provide our initial comments regarding effects on historic properties.

Based upon your submittal and a recent telephone conversation with Ms. Simone Monteleone of the NPS staff, we understand that the subject portion of Reservation 520 (outlined in red in the image below) was jurisdictionally transferred to the District of Columbia for transportation purposes in the 1990s, and that the current undertaking involves transferring the land back to the NPS so that it can be transferred to the U.S. Department of Housing and Urban Development (HUD), and then out of federal ownership, via the District of Columbia, to an entity known as the Fort Lincoln Eastern Avenue, LLC for residential development purposes.



Transfer of property from one federal agency to another does not constitute an “undertaking” because the requirements of Section 106 still apply, but the transfer of historic property out of federal ownership has the potential to constitute an “adverse effect” unless restrictions or conditions are placed on the property that will ensure the long-term preservation of the property’s historic significance, as cited at 36 CFR 800.5(a)(2)(vii).

However, even though Reservation 520 is technically a contributing element of the Fort Circle Drive Park, the overwhelming change in character of the area that has resulted from the construction of “big box” retail, and the fact that investigations revealed no archaeological resources on the subject parcel of land, lead us to believe that the transfer of this small portion of land is likely to have “no adverse effect” on historic properties.

We understand that the NPS is proposing a streamlined review of this project, but we look forward to receiving the NPS determination of effect for the undertaking. We also encourage NPS to coordinate closely with HUD since it appears that HUD may be the agency that actually transfers the property out of federal ownership.

If you should have any questions or comments regarding this matter, please contact me at andrew.lewis@dc.gov or 202-442-8841. Otherwise, thank you for providing this initial opportunity to review and comment.

Sincerely,



C. Andrew Lewis
Senior Historic Preservation Specialist
DC State Historic Preservation Office

13-075



March 20, 2013

Mr. Andrew Lewis
Historic Preservation Office
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re: Assessment of Effect/National Park Service Land Transfer Associated with the Eastern Avenue Development Project, Northeast Washington, D.C.

Dear Mr. Lewis:

The National Park Service (NPS) is proposing to transfer a part of U.S. Reservation 520 at Bladensburg Road NE and Eastern Avenue NE to the U.S. Department of Housing and Urban Development (HUD) to the District of Columbia for the purpose of a residential development associated with Fort Lincoln New Town under the direction of Eastern Ave, LLC (the project). Since the parcel will be transferred out of federal ownership, project effect is being evaluated under CFR 800.5(a)(2)(vii).

The project area is located in northeast Washington, D.C. approximately 1.3 miles (2.1 km) southwest of the town of Bladensburg, Maryland and situated near the border of Washington, D.C. and Maryland (Figure 1). The parcel is bounded by Bladensburg Road NE on the northwest, Eastern Avenue NE on the northeast, private property on the southwest, and Fort Lincoln Drive NE on the southeast.

The proposed project for this area includes the development of the 2.5-acre (1-ha) parcel, with the exception of a small green space bordering Bladensburg Road. This includes modifications to the existing landscape and topographic conditions across the parcel. As such, the project's Area of Potential Effects (APE) for archaeology is defined as the entire proposed construction footprint, including any easements associated with the project (Figure 2). The APE for historic structures and cultural landscapes is the project footprint plus any areas where alterations to a resource's setting and feeling could occur (area viewshed). This includes the project parcel and areas to the west across Bladensburg Road.

The 2.5-acre (1-ha) parcel is owned by two different federal entities. The eastern 1.59 acres (0.6 ha) is owned by HUD, while the western 0.91 acres (0.4 ha) is owned by the

NPS. NPS purchased the land in 1934 with the intent to create a scenic drive encircling downtown and connecting the numerous Civil War-era fort properties that once protected the city. At the time of purchase, the parcel was labeled “Reservation 520.” In the 1960s, plans were modified to create an encircling trail rather than a scenic drive connecting these resources. Although components of the system have been interpreted for the public and are in use as parks, the connecting trail did not materialize.

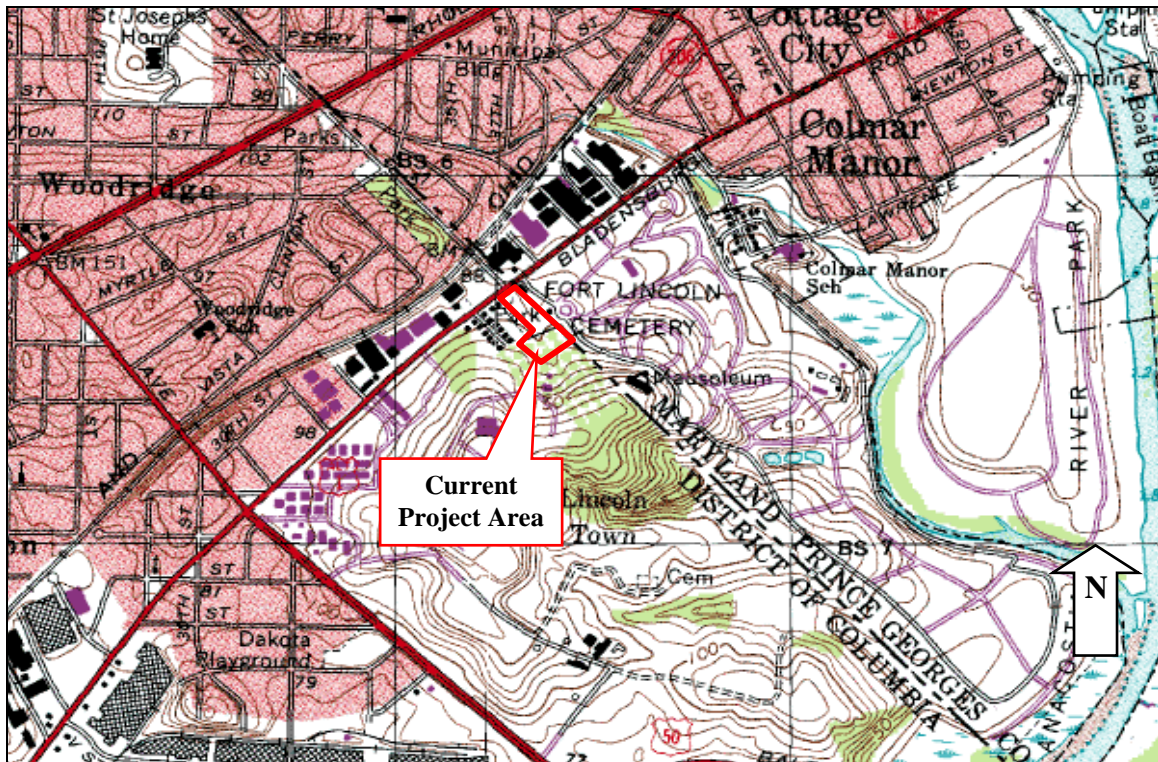


Figure 1: Location of Current Project Area on the 7.5-Minute United States Geological Survey (USGS) Washington East (DC, MD) Quadrangle (USGS 1990).

An initial transfer of jurisdiction on what was known as Reservation 520 was conveyed from the NPS to the Redevelopment Land Agency (RLA)—a DC-based branch of the Department of Housing and Urban Development—in 1994. In the early 2000s the RLA became the quasi-independent District/federal National Capital Revitalization Corporation (NCRC), which, in turn, transferred its authority and responsibility to the Office of the DC Deputy Mayor for Planning and Economic Development (DMPED). As such, DMPED currently retains control of this parcel, although it is owned by the NPS. As part of the current undertaking, the NPS has initiated the formal land transfer to HUD of their 0.91 acre (0.4 ha) plot, who will then subsequently convey the entire 2.5-acre (1-ha) parcel to DMPED and then Eastern Ave, LLC. In preparation for the transfer from the NPS, the agency is completing an Environmental Assessment on the parcel. As such, the project is being coordinated with the Washington, D.C. State Historic Preservation Officer (DC SHPO) as required under Section 106 of the National Historic Preservation Act of 1966.

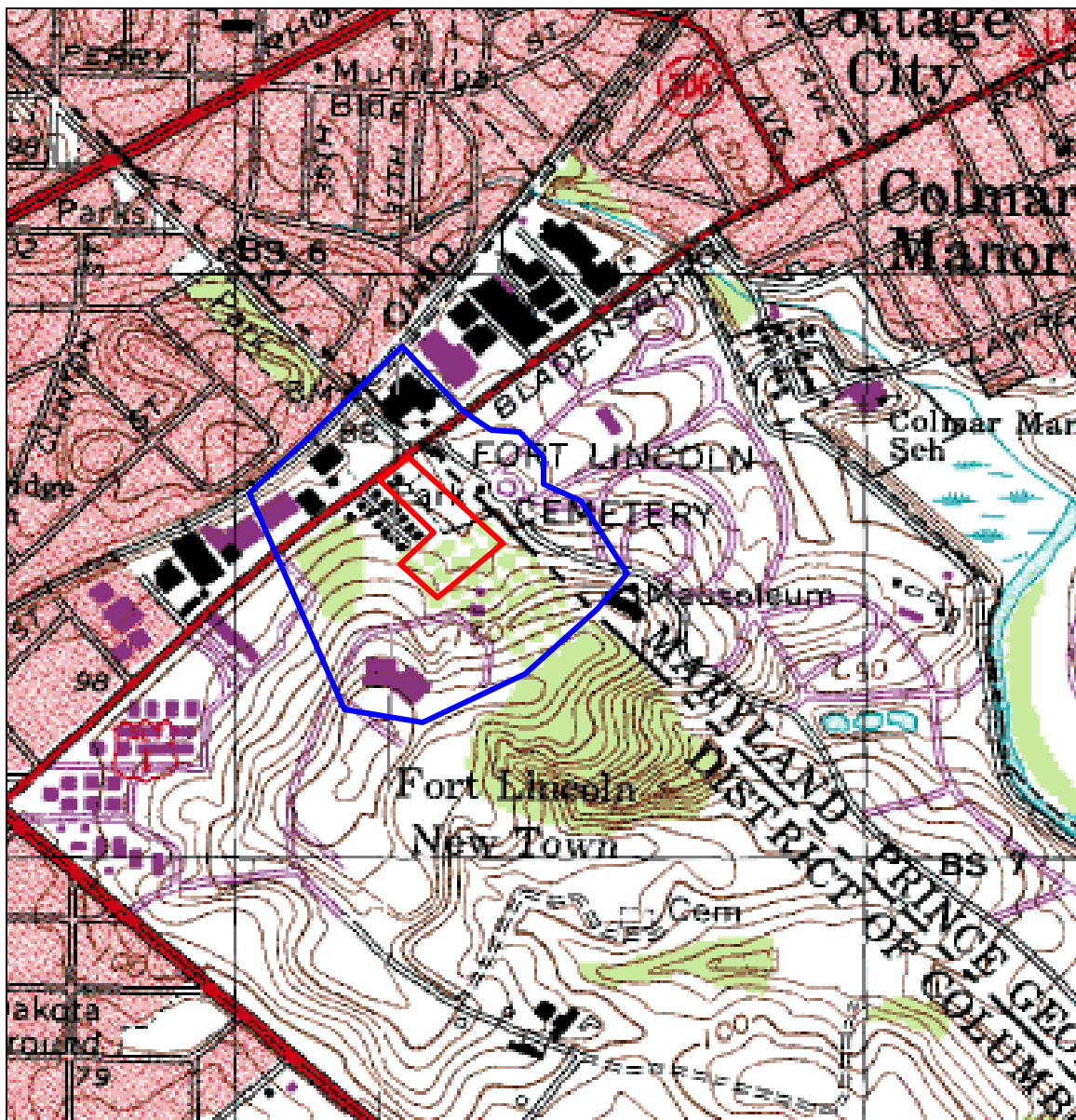


Figure 2: Archaeological (red) and Historic Structures/Cultural Landscape (blue)
Area of Potential Effect.

In 2011, Dovetail completed an archaeological survey and testing of the parcel to identify and evaluate subsurface remains within the archaeological APE. On August 30, 2011, the DC SHPO determined that the one recorded archaeological site (51NE040) was not eligible for listing in the National Register of Historic Places (NRHP).

Additional analysis is being undertaken to determine whether the transfer of the parcel out of federal ownership constitutes an adverse effect. In addition, further analysis will also focus on the proposed project's effects on the NRHP-eligible parcel, which is part of the Fort Circle System/Civil War Fort Sites that was listed in the NRHP in 1977–1978.

Area Description

The 2.5-acre (1-ha) parcel is located just south of the border between Washington, D.C. and Maryland (see Figure 1). NPS-owned land comprises the western 0.91 acres (*0.4 ha) while HUD owns the remaining eastern acreage. Although confined to a relatively small geographic area, the project parcel contains three distinct physiographic environments. The eastern one-third of the project area, located along Fort Lincoln Avenue and adjacent to the apartment complex, comprises an open, grassy field with a notable dip in elevation and larger swales of earth adjacent to the surrounding streets. Numerous utilities cross the exposed area (Figure 3).



Figure 3: Overview of Southeastern Segment, Looking East.

The central portion of the project area is wooded with young hardwood growth and moderate amounts of undergrowth including dense poison ivy. The area within the trees exhibited large-scale earth movement in the eastern half through the presence of push piles and swales (Figure 4). The western half of the wooded segment is relatively intact and displays the potential for intact surface levels (Figure 5). Although landscaped and cut by a small drainage, this central area is predominantly flat. The western one-third is open and currently covered with manicured grass. Patches of asphalt are visible on the surface, evidence of previous development, and there is a notable west-to-east trending slope. The remnants of an access driveway are still visible along Bladensburg Road (Figure 6).

Existing development in the area includes residential homes to the southwest, comprising a row of bungalows facing 35th Street NE, and a set of apartment buildings constructed in the early 1980s to the southeast. Additional commercial enterprises exist across Bladensburg Road and Eastern Avenue to the northwest and northeast. With the exception of the 1920s–1930s Bungalows, most of the development has occurred over the past 25 years (Figure 7).



Figure 4: Overview of Central, Wooded Area, Looking Southeast.



Figure 5: Northwestern Segment, Looking Southeast from Eastern Avenue.



Figure 6: Project Area Along Bladensburg Road, Looking South.
Note old entrance onto parcel from Bladensburg Road and Bungalows in background.



Figure 7: Modern Development Across from the Project Parcel, Bojangle's Restaurant
and a Shell Gas Station, Looking Southwest.

Brief Historic Context of Fort Lincoln and Fort Circle Parks System

Fort Lincoln, one of several Civil War-era forts built around Washington, was constructed by 1861 and served to protect the Baltimore Turnpike, the B&O Railroad, and many auxiliary roads that lead into Washington from Confederate attack (Young 1968:4). The fort was established to help fortify the capital from possible attacks by the Confederate army. Located on a knoll about 1,000 feet (304.8 m) to the northwest of the project area, the fort complex included Barney's Battery, several exterior earthworks, and Fort Lincoln itself. Fort Lincoln was supplied with four 24 pound siege guns, two 24 pound howitzers in embrasure, four 12 pound field pieces, and eight 6 pound field pieces (Mahan 1860:136). The fort was in operation until the war's end in 1865.

The War Department began implementing reductions in the Civil War fortification system of Washington, D.C. in June of 1865 in order to return most of the lands to their original owners (Monteleone 2010:11–19). The government offered the military improvements as compensation to landowners but fell short of offering to purchase the damaged land. All but a few of the forts within the ring encircling Washington were dismantled. Some of the roads connecting the forts were used but many were altered, in some cases causing the destruction of the forts they once served. Supporters of Civil War site preservation and those wishing to improve the park system combined forces in an attempt to restore the roads and remaining fortifications. Although successful at preserving some individual sites, the road system was largely ignored until, toward the end of the nineteenth century, the views from the hills on which the forts were built were praised for their tourism value (Monteleone 2010:11–19). By 1898, Fort Drive, which connected the fortifications, was labeled on the D.C. highway map.

It was not until 1924 that legislation was finally approved to create the National Capital Parks Commission (Monteleone 2010:11–19). Fort Stevens was initially acquired and plans were made to establish Fort Drive as a parkway separate from the city streets. The Capper-Crampton Act of 1930 provided for the acquisition of most of the lands necessary for the completion of Fort Drive. Despite the acquisition of numerous parcels of land across the proposed route, only short sections of the “scenic drive” were actually constructed. These segments were graded by the Civilian Conservation Corps (CCC) and some of the road was constructed by the Works Progress Administration (WPA). By 1940 plans changed from a scenic drive connecting historical points with scenic views to an efficient way to decongest sections of Washington with the introduction of the Downer Plan. After World War II, a plan was embraced that would use existing roads to complete Fort Drive but funds for construction were never allocated (Monteleone 2010:11–19). By 1961, an attempt was even made to use the right-of-way for portions of Interstate 95. In 1968, the National Park Service released the *Fort Circle Parks Master Plan* which focused on tying the forts together through a contiguous bikeway and foot trail. Again, due to funding constraints, only three miles of the hiker-biker trail was constructed. Current plans based on the 2004 *Fort Circle Parks Final Management Plan* have continued the proposal for a hiker-biker trail to be established along the entire 23 miles (37 km) of the ring encircling Washington, DC.

Although Fort Drive was never completed, its place in Washington, D.C. history is notable and this element was included within the *Fort Circle Parks Master Plan*, crafted by the NPS and finalized in 1974 (NPS 1974). Fort Circle Park System/Civil War Fort was listed in the NRHP in 1977–1978 and determinations on contributing elements were clarified through additional research in 1998 (NPS 1977; Raiche 1998). A 2004 update to the master plan re-emphasized that Fort Drive is a contributing element to this eligible district (NPS 2004). NPS is currently expanding the NRHP nomination for this resource to expand on the significance of the Fort Drive planning effort.

Identification of Historic Properties Within the APE

Prior to conducting fieldwork, the potential of the project area to contain significant NRHP-eligible architectural properties was assessed by searching the DC SHPO site file maps and records. The background research revealed that there are no eligible archaeological sites within the project area and two previously recorded, eligible architectural properties within the APE (Table 1). The nearby architectural resources include the Boundary Stones of D.C. (71) and Fort Circle Park System/Civil War Fort Sites (96), including both Fort Drive and Fort Lincoln (96i).

Table 1: Previously Identified Architectural Resources Within the Project APE.

Property No.	Site Type	Temporal Period	Description/Artifacts
71	Historic	1792	Boundary Stones of Washington, D.C.
96	Historic	c. 1861–1865; late 1930s	Fort Circle Park System/ Civil War Fort Sites

The Boundary Stones of Washington, D.C. (DC ID# 71) were the first monuments erected by the United States government. In 1792, Major Andrew Ellicott, principle surveyor of the city, placed 26 stones along the D.C./Maryland border. Twenty-three still stand today, two of which are within or adjacent to the current project APE (Figure 8).

Two elements of the Fort Circle Park System/Civil War Fort Sites (DC ID #96) are located within or adjacent to the project APE: Fort Lincoln and Fort Drive (Figure 9). Although no longer extant, remnants of Fort Lincoln (DC ID #96i) are located southeast of the current project area. A previous archaeological investigation of Fort Lincoln and the surrounding area found that nearly the entire fort area was destroyed during the construction of the late-1860s National Training School for Boys, located on the same parcel (Young 1968). In 1974 the Fort Lincoln property, along with a chain of other Civil War fortifications known as Fort Circle Park System, was listed on the NRHP as a multiple property district. Land comprising part of the Fort Circle Park System includes a segment of the current project parcel along Bladensburg Road as well as a second piece of property located across Bladensburg Road. Both are currently owned by the NPS,

originally purchased with the intentions to create a trail connecting the Civil War resources encircling the city. The green space would have allowed pedestrian access to the war-related elements while also providing green space for interpretive signage.

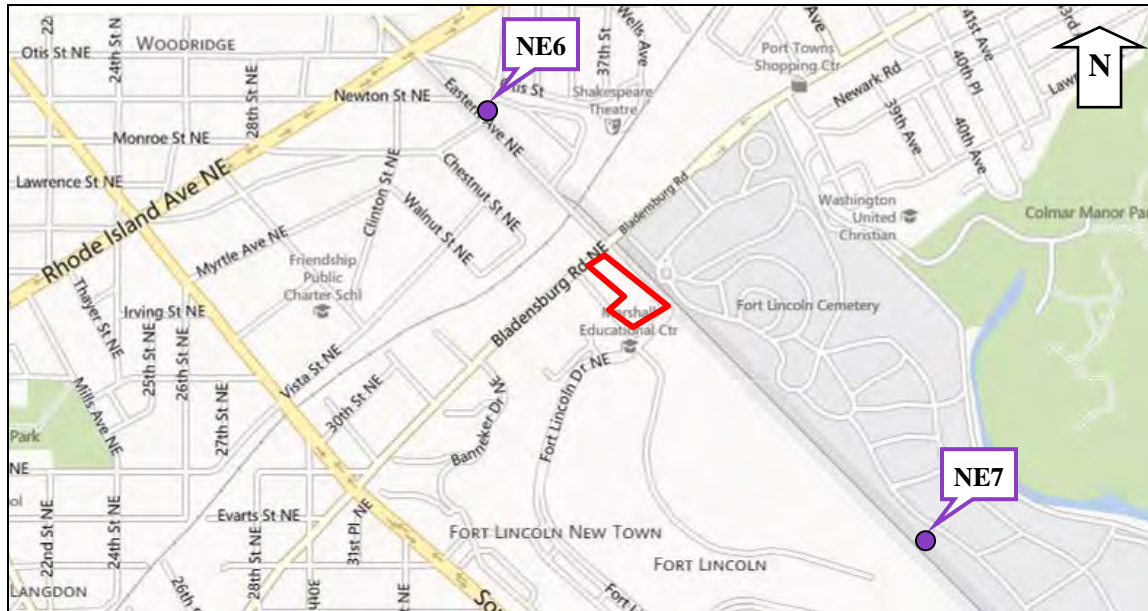


Figure 8: Locations of Stones NE6 and NE7 (in purple) and the Project Area (in red) (Base Map: Bing.com).

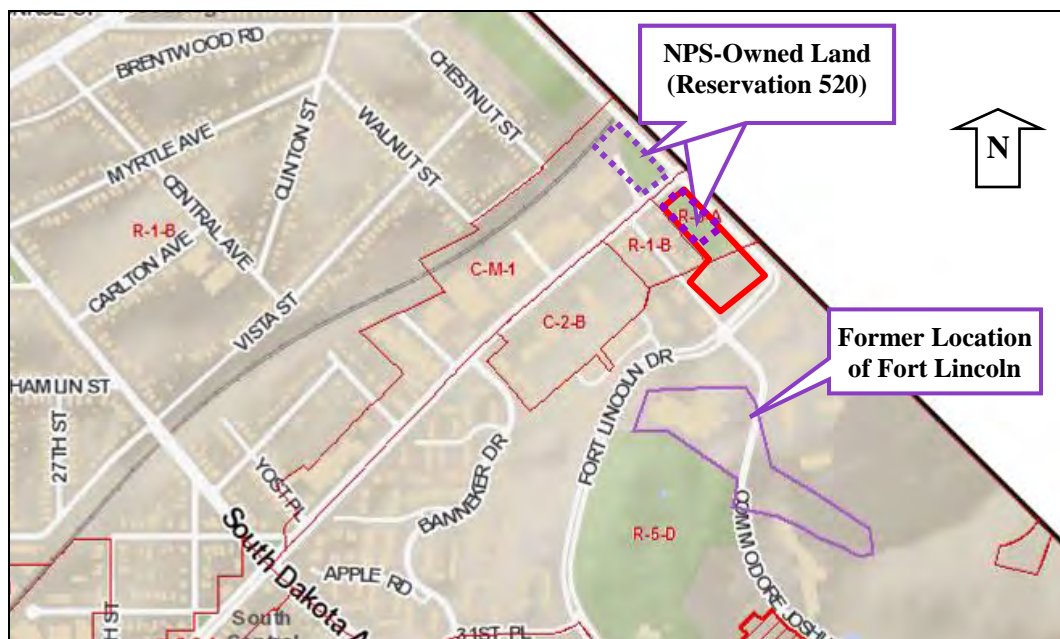


Figure 9: Location of the Project Area (in red), Portion of Reservation 520 in the APE, and Fort Lincoln (Property Quest 2013).

Assessment of Effects

Viewshed Analysis

Two NRHP-eligible, above-ground resources are within the project APE. A viewshed study was conducted to assess the potential to diminish the setting and feeling of these resources. The closest previously recorded above-ground resource is the Fort Circle Park System (Figure 10). The project parcel was once part of a land acquisition bought by the NPS for the creation of Fort Drive, a pedestrian trail designed to encompass several parks and Civil War resources around the city. The green space, once slated to comprise a hike and bike trail and interpretive signage, was never created. Additional land owned by the NPS is located northwest of the current project parcel across Bladensburg Road. This includes both open parkland and a small undeveloped lot at the southwest corner of Eastern Avenue and Bladensburg Road that contains a nineteenth century archaeological site.

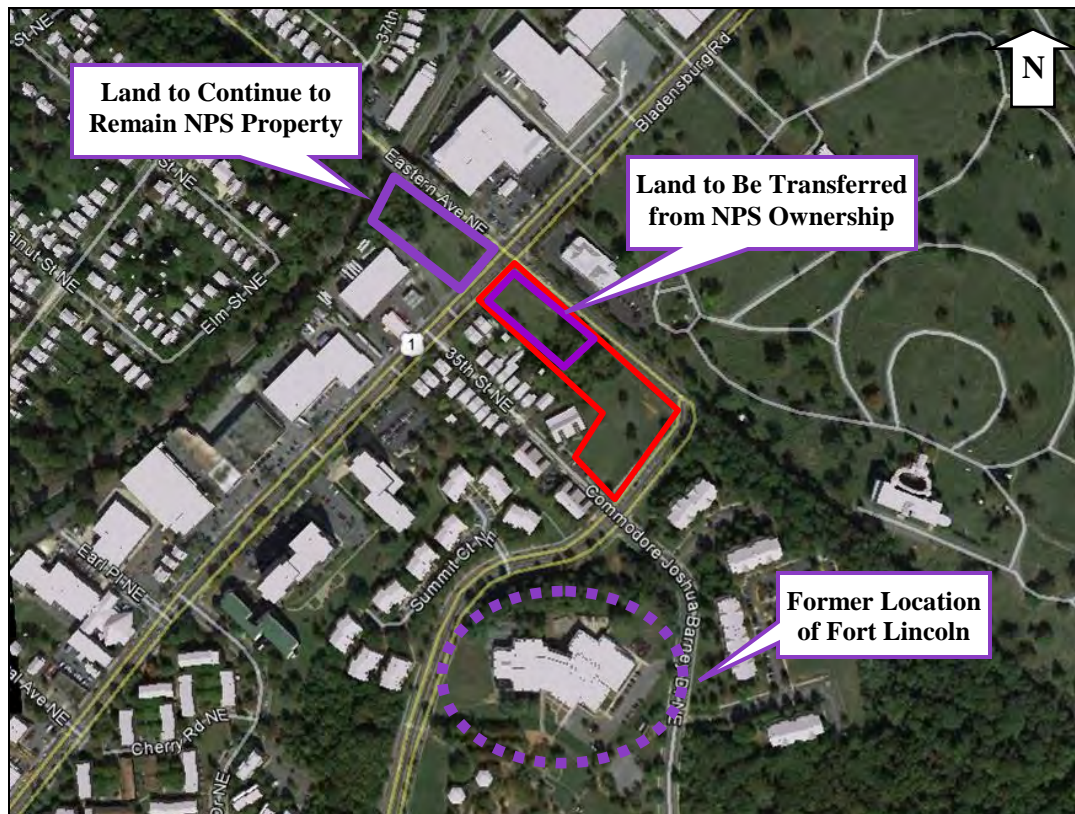


Figure 10: Overview of the Project Area (in red) Showing Development Along Bladensburg Road. Also note Community Center on the former location of Fort Lincoln (Base Map: Google Earth).

The vicinity around both the project area and the land on the west side of Bladensburg Road owned by NPS has viewshed integrity issues. Bladensburg Road is lined with

modern commercial structures, overhead utilities, large signage, and large swaths of pavement (Figure 11–Figure 14). Little green space can be found along the corridor in general, with the exception of the NPS-owned land, and the integrity of setting, feeling, and association have all been diminished through decades of development.



Figure 11: Looking West from Project Area Towards Reservation 520 West of Bladensburg Road (in purple).



Figure 12: Looking Northwest From Project Area Along Bladensburg Road.



Figure 13: Looking Southwest Along Bladensburg Road from Project Area.



Figure 14: Looking North from Project Area Across Eastern Avenue.

East of the current project parcel, Fort Lincoln itself is no longer extant, but the knoll upon which the fort once stood is still in existence and is registered as a historic property with the DC SHPO. The Fort Lincoln knoll is now the site of the Fort Lincoln community center. Archaeological excavations in the area have determined that all vestiges of the fort are now gone. Although the proposed development will be visible from the Fort Lincoln knoll, the viewshed is compromised through the creation of the community center itself as well as modern apartment buildings, new roads, numerous overhead utilities and vegetation (Figure 15). Most recently, a Costco and other commercial buildings were erected southwest of the Fort Lincoln knoll on the site of what was once the National Training School for Boys. These new buildings are visible from the knoll but the viewshed from this area was already compromised through modern intrusions.



Figure 15: View Looking East from Project Parcel to Modern Apartments and Fort Lincoln Community Center (in background).

The Boundary Stones of Washington, D.C. (DC ID #71) are located along Eastern Avenue; one is northwest of the project parcel and one is southeast. Stone NE 6 is located at 3601 Eastern Avenue near its intersection with 34th Street and northwest of the project area. The stone is in the front yard of a private dwelling and faces Eastern Avenue to the northeast. Stone NE 7 is within the boundaries of Fort Lincoln Cemetery (Block 18). Both stones are technically in the State of Maryland (Figure 16). Neither stone is visible from the project area, as the area between the two stones and the development parcel contains modern homes, recent commercial buildings, and vegetation (see Figure 8).



Figure 16: Boundary Stone NE 6 (left) and NE 7 (right)
(Boundary Stones of the District of Columbia 2013).

Effects on Historic Properties within the APE

In accordance with 36 CFR 800.5(a) and 36 CFR 800.5(a)(2)(vii), Dovetail has applied the criteria of adverse effect to eligible historic properties within the project's APE. The regulations implementing Section 106 of the National Historic Preservation Act define an effect as an "alteration to the characteristics of a historic property qualifying it for inclusion in or eligible for the National Register" [36 CFR 800.16(i)]. The effect is adverse when the alteration of a qualifying characteristic occurs in a "manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" [36 CFR 800.5(a)]. In addition, properties transferred out of federal ownership must also be evaluated to ascertain if the land transfer itself would be an adverse effect to that property. Based on an evaluation of the resources within the APE, it is recommended that the proposed work will have No Adverse Effect on historic properties.

The land that is part of the Fort Circle Park System was purchased over a period of several decades in the mid-twentieth century. As the land was being purchased, large sections of Washington, D.C. were being developed due to post-World War II increases in population and improvements in the region's transportation infrastructure. The area surrounding the Fort Circle Park System elements within the project APE was the subject of excessive development during that time period—development that continues to the present day. Stemming from the Fort Lincoln New Town urban renewal initiative in the late 1960s and early 1970s, numerous housing complexes and commercial businesses have been established within the project viewshed, including an apartment complex immediately south of the project parcel. Construction of a new community center on the knoll that once contained Fort Lincoln itself, along with nearby home construction, has

destroyed a large percentage of the associated archaeological site and introduced a large modern edifice to the surrounding area. Along Bladensburg Road, including areas both north and south of NPS-owned land, many businesses have been established along this busy thoroughfare, including fast-food restaurants, gas stations, and automobile service centers. Accompanying these changes are a series of new roadways, utility lines, and signage—all of which are visible from the project area. As such, the visual integrity of the surrounding viewshed has been compromised. Moreover, the project parcel itself was the site of a service station from the 1930s through the early 1960s, which included a main building with service bays, gas pumps, lighting, and signage. The gas station was demolished in the early 1960s (Barile and Gonzalez 2011:30).

The current project entails construction of townhomes on a portion of the project area, set back from Bladensburg Road. Late-twentieth century residential properties with similar scale and massing are located south of the development lot, and additional multifamily dwelling units have been built across the Fort Lincoln area. Although construction will alter the property's integrity of setting and feeling, the undertaking will not diminish the characteristics that render Fort Circle Park System eligible for the NRHP.

Similarly, it is recommended that the transfer of the property from federal ownership will not constitute an adverse effect. The property was purchased with the intention of preserving green space, crafting pedestrian trails, and installing interpretive signage. This location near the Anacostia River was to be the northeasternmost “stop” along the trail (Handly 1996). Current project plans include a commitment to leaving the portion of the property closest to Bladensburg Road as open green space and to not develop this border. This will maintain a visual connection between the green space on this lot and the NPS-owned land on the west side of Bladensburg Road. In addition, historical signage will be erected in this area highlighting several aspects of local historical importance, including the War of 1812 Battle of Bladensburg, the Civil War Fort Lincoln, the postbellum National Training School for Boys, and the evolution of 1960s–1970s Fort Lincoln New Town Corporation. Given these parameters, a portion of the property will continue to be used in the manner for which it was purchased in 1934 by the NPS. Such a use also follows the NPS's *Fort Circle Parks Management Plan*, calling for a “Connecting Corridor Zone” to be “made up mainly of small parcels of manicured lawn and trees maintained as green space” (NPS 2004).

The Boundary Stones of Washington, D.C. are located just outside of the project APE. Neither stone is visible from the project area, as the area between the two stones and the development parcel contains modern homes, recent commercial buildings, and vegetation. The undertaking will not alter the characteristics that render this resource eligible for the NRHP. As such, it is suggested that the project will have no effect on these objects.

In sum, it is recommended that the transfer of this portion of US Reservation 520 out of federal ownership will have No Adverse Effect on historic properties.

Mr. Andrew Lewis
March 20, 2013

Page 16 of 18
Eastern Avenue Effect

Please feel free to contact me at (540) 899-9170 with any questions you might have.
Thank you for your assistance.

Sincerely,

Kerri S. Barile, Ph.D.
President

Cc: Will Collins, Concordia Group
Cell Bernardino, Fort Lincoln New Town Corporation
Jason Franti, Apex Corporation
Simone Monteleone, National Park Service

References

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- 1977 Defenses of Washington (Civil War Fort Sites). National Register of Historic Places nomination. Copy on file, National Capital Parks, National Park Service, Washington, D.C.
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICER



May 10, 2013

Ms. Tara Morrison, Superintendent
National Park Service
National Capitol Region
Rock Creek Park
3545 Williamsburg Lane, NW
Washington, DC 20008-1207

RE: Proposed Transfer of a Portion of Reservation 520; Section 106 Determination of “No Adverse Effect”

Dear Ms. Morrison:

Thank you for providing the DC State Historic Preservation Office (SHPO) with additional information regarding the above-referenced undertaking. We have reviewed the supplemental documentation and are writing to provide additional comments regarding effects on historic properties in accordance with Section 106 of the National Historic Preservation Act.

As you will recall, our March 7, 2013 letter cited the change in character that has resulted from the construction of “big box” retail in the general area and the lack of any known archaeological resources on the site as the likely basis for a determination of “no adverse effect.” The most recent project information submitted by Dovetail Cultural Resources Group on behalf of the NPS, also found that the proposed transfer would have “no adverse effect” on the historic properties that were identified within the proposed Area of Potential Effect (APE).

On April 8, 2013, we conducted a site visit to Reservation 520. Although we discovered that the recently constructed “big box” retail was further away from the project area than originally expected, we confirmed that some retail development that alters the character does exist within the immediate project area.

In addition, subsequent conversations with NPS staff revealed that a portion of the land originally proposed for transfer will now remain under the jurisdiction of the Government of the District of Columbia and continue to be used as open space (see image below). And as indicated in the recent project information, the remainder of Reservation 520 on the north side of Bladensburg Road will remain undeveloped NPS property.

Given these circumstances, we concur with the NPS determination that the transfer of 0.91 acres of Reservation 520 to HUD, for subsequent transfer out of federal ownership and development will have “no adverse effect” on Fort Circle Drive Park or any of the other historic properties within the APE.

Ms. Tara Morrison
Proposed Transfer of a Portion of Reservation 520
May 10, 2013
Page 2

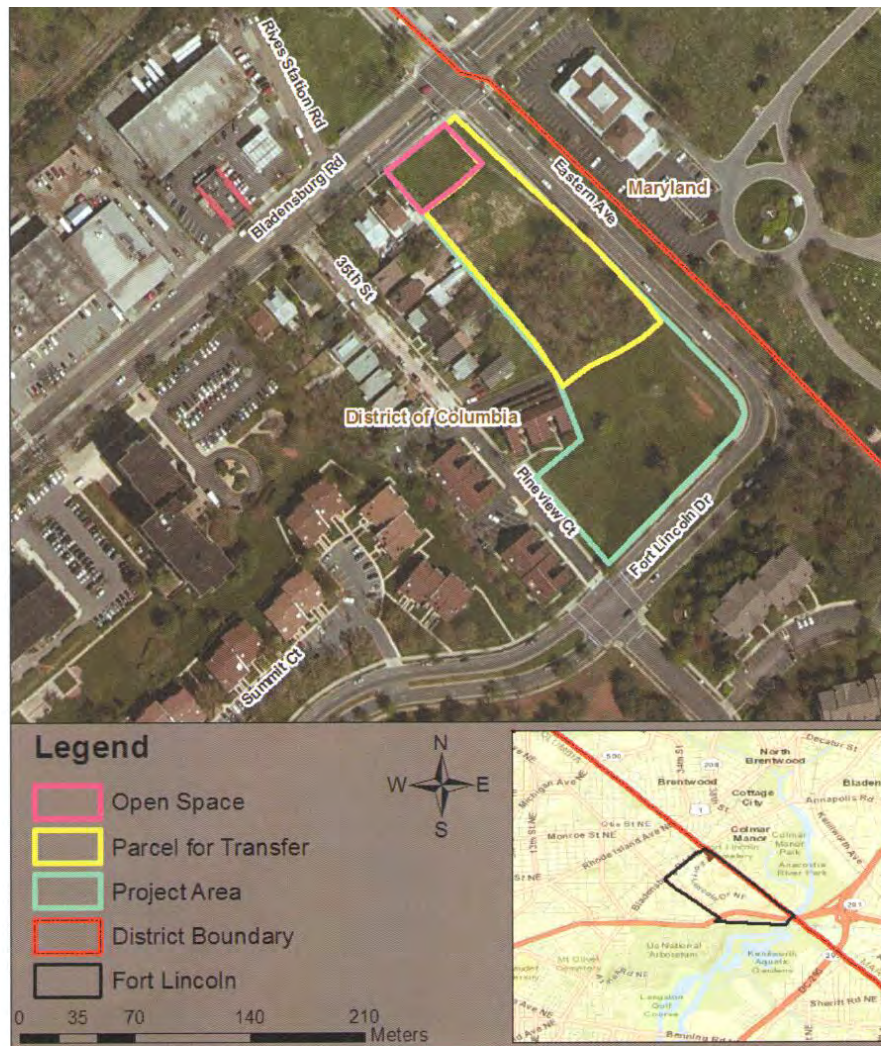
If you should have any questions or comments regarding matters relating to the historic built environment, please contact me at andrew.lewis@dc.gov or 202-442-8841. Questions or comments relating to archaeology should be directed to Ruth Troccoli at ruth.troccoli@dc.gov or 202-442-8836. Otherwise, thank you for providing this opportunity to review and comment.

Sincerely,



C. Andrew Lewis
Senior Historic Preservation Specialist
DC State Historic Preservation Office

13-075



**APPENDIX B: UNITED STATES FISH AND WILDLIFE INITIAL PROJECT
SCOPING REPORT**

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IPaC - Information, Planning, and Conservation System

Environmental Conservation Online System

<http://www.fws.gov>

[IPaC Home Page \(/ipac/\)](#)

[Initial Project Scoping \(/ipac/wizard/chooseLocation!prepare.action\)](#)

[Project Builder \(\)](#)

[FAQs \(/ipac/faqs.jsp\)](#)

[Step 1](#)

[\(/ipac/wizard/chooseLocation!prepare.action\)](#)

Location

[Step 2](#)

[\(/ipac/wizard/chooseActivities!prepare.action\)](#)

Activities

[Step 3](#)

Trust resources list

[Step 4](#)

Conservation measures

Natural Resources of Concern

[Back](#)

[Continue...](#)

An online Endangered Species Act species list **IS** available on this page for your project area, represented by the office(s) listed below.

[Save or Print the Preliminary](#)

[Species list](#)

[Request an Official Species list](#)

[\(/javascript:toggleElement\('officialSpeciesList'\)\)](#)

[\(/officialSpeciesList.html\)](#)

The Endangered Species Act species list below is for planning purposes only – it is not an official species list.

To request an official species list, click the Request an Official Species list link to the right and follow the instructions.

**CHESAPEAKE BAY ECOLOGICAL SERVICES
FIELD OFFICE**
177 ADMIRAL COCHRANE DRIVE
ANNAPOLIS, MD 21401
(410) 573-4500



Project location map:



**Project
Counties:**
District of
Columbia,
DC |
Prince
George's,
MD

<http://ecos.fws.gov/ipac/wizard/trustResourceList!prepare.action>

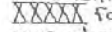
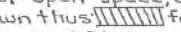
8/29/2012

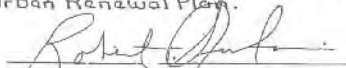
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APPENDIX C: 1994 LAND DISPOSITION AGREEMENT

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TRANSFER OF JURISDICTION

The United States Department of the Interior agrees, pursuant to D.C. Code, Section 8-111, to transfer jurisdiction to the District of Columbia Redevelopment Land Agency over the area shown thus:  for open space, Gateway to the Nation's Capitol, and over the area shown thus:  for development according to the approved Urban Renewal Plan.

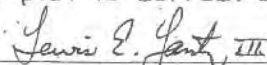

Regional Director
National Capital Region

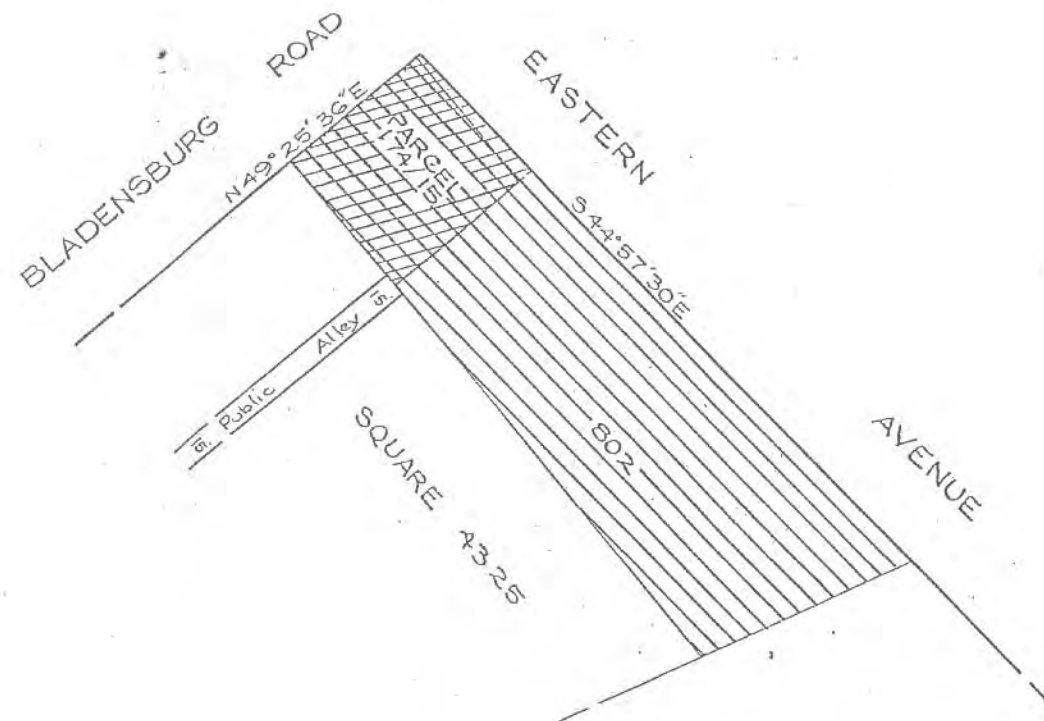
December 6, 1984

This transfer of jurisdiction was recommended by the National Capital Planning Commission pursuant to D.C. Code, Section 8-111 at its meeting on January 9, 1986, and is approved by the Council of the District of Columbia pursuant to Resolution No. 11-235 of March 5, 1996.

Office of the Surveyor, D.C.
MAY 14, 1996

I certify that this plat is correct and is hereby recorded.

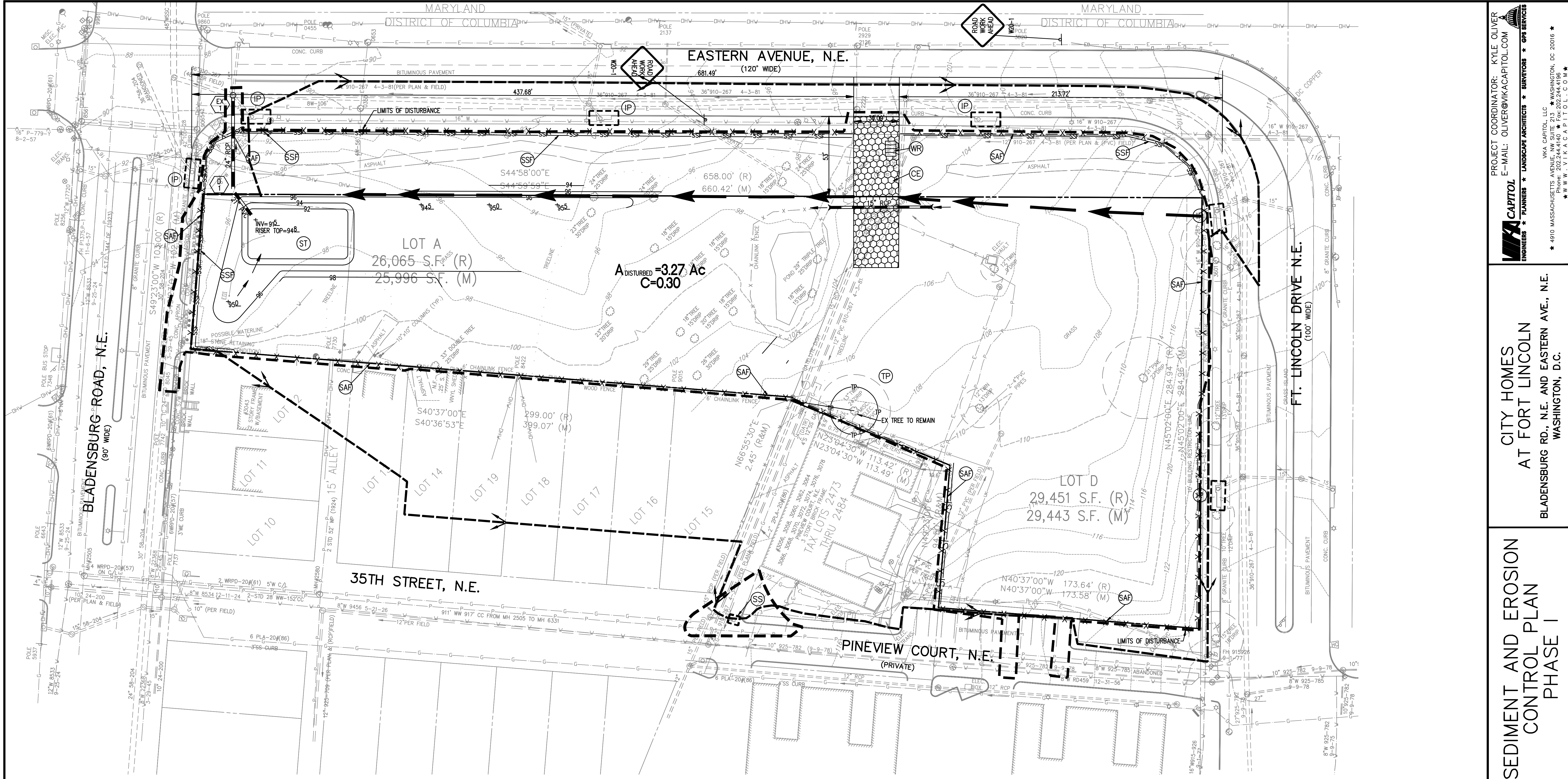

Surveyor



SURVEYOR'S OFFICE, D.C.	
Made for:	RLA
Drawn by:	PN Rollins ISO. 55616
Recorded at:	15AM May 14, 1996
Recorded in Book:	189 page 69
Scale: 1 inch =	60 feet
File No.	85-182

APPENDIX D: SEDIMENT AND EROSION CONTROL PLAN #17741

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TRAFFIC CONTROL PLAN NOTES:

THE PURPOSE OF THIS TRAFFIC CONTROL PLAN IS TO CONTROL AND PROVIDE CONSTRUCTION ACCESS TO THE SITE FROM I STREET SE, K STREET AND L STREET SE.

NO MATERIALS SHALL BE STORED OR WORK PERFORMED BEYOND THE BOUNDARIES OUTLINED HEREIN

ALL FLAGGER CONTROL ACTIVITIES AND TEMPORARY TRAFFIC CONTROL MEASURES/SIGNS SHOULD BE PERFORMED AS OUTLINED IN SECTION 6 OF THE DC TEMPORARY TRAFFIC CONTROL MANUAL (JULY 2006)

SIGN PANELS ARE SHOWN WITH SIGN MESSAGE FACING THE DIRECTION OF VIEW FOR MOTORISTS OR PEDESTRIANS.

SIGNS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ALL WORK AND REMOVED IMMEDIATELY AFTER COMPLETION OF ACTIVITIES.

TRAFFIC SIGNS WILL BE PLACED IN CLEAR VIEW OF TRAFFIC AND ATTACHED TO EXISTING POSTS OR ON STANDS, PROVIDED BY THE CONTRACTOR AND SHALL BE A MINIMUM OF 7' ABOVE THE SURFACE OF THE TRAVEL WAY.

LEGEND

(ST)	SEDIMENT TRAP	(4)
(DD)	DIVERSION DIKE	(9)
(WR)	WASH RACK	(3)
(SAF)	SAFETY FENCE	(3)
(TP)	TREE PROTECTION	(6)
(SF)	SILT FENCE	(1)
(SSF)	SUPER SILT FENCE	(7)
(CIP)	CULVERT INLET PROTECTION	(5)
(IP)	INLET PROTECTION	(4)
(SS)	SILT SACK INLET PROTECTION	(2)
(CE)	CONSTRUCTION ENTRANCE/ W/ WASH RACK	(2)
(---)	DRAINAGE DIVIDES (TO SUPER SILT FENCE)	
(---)	LIMITS OF CLEARING & GRADING	

NOTES

- ANY GROUNDWATER ENCOUNTERED WILL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE DC WASA PERMIT. UNDER NO CIRCUMSTANCES WILL ANY OF IT BE DISCHARGED INTO THE STORM DRAIN.
- ALL DIVERSION DIKES WILL BE INSTALLED AND STABILIZED PRIOR TO THE CONSTRUCTION OR TRENCHING OF THE UTILITY LINES.

CONSTRUCTION PHASING NOTES

- NOTIFY THE DC SEC CONTROL INSPECTOR 3 DAYS PRIOR TO ANY LAND DISTURBING ACTIVITIES. PLEASE CALL (202) 535-2977
- MEETING WITH THE OWNER'S REPRESENTATIVE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER CONTROL MEASURES (SAFETY FENCE, SILT FENCE, AND SUPER SILT FENCE) AND INLET PROTECTION AS SHOWN ON THIS SHEET.
- INSTALL OUTLET PIPE AND CONSTRUCT SEDIMENT TRAP.
- PROCEED WITH CLEARING, GRADING, AND DEMOLITION OF THE SITE.

GRAPHIC SCALE

1" = 30'

(IN FEET)

1 inch = 30 ft.

THIS SHEET FOR SEDIMENT AND EROSION CONTROL ONLY

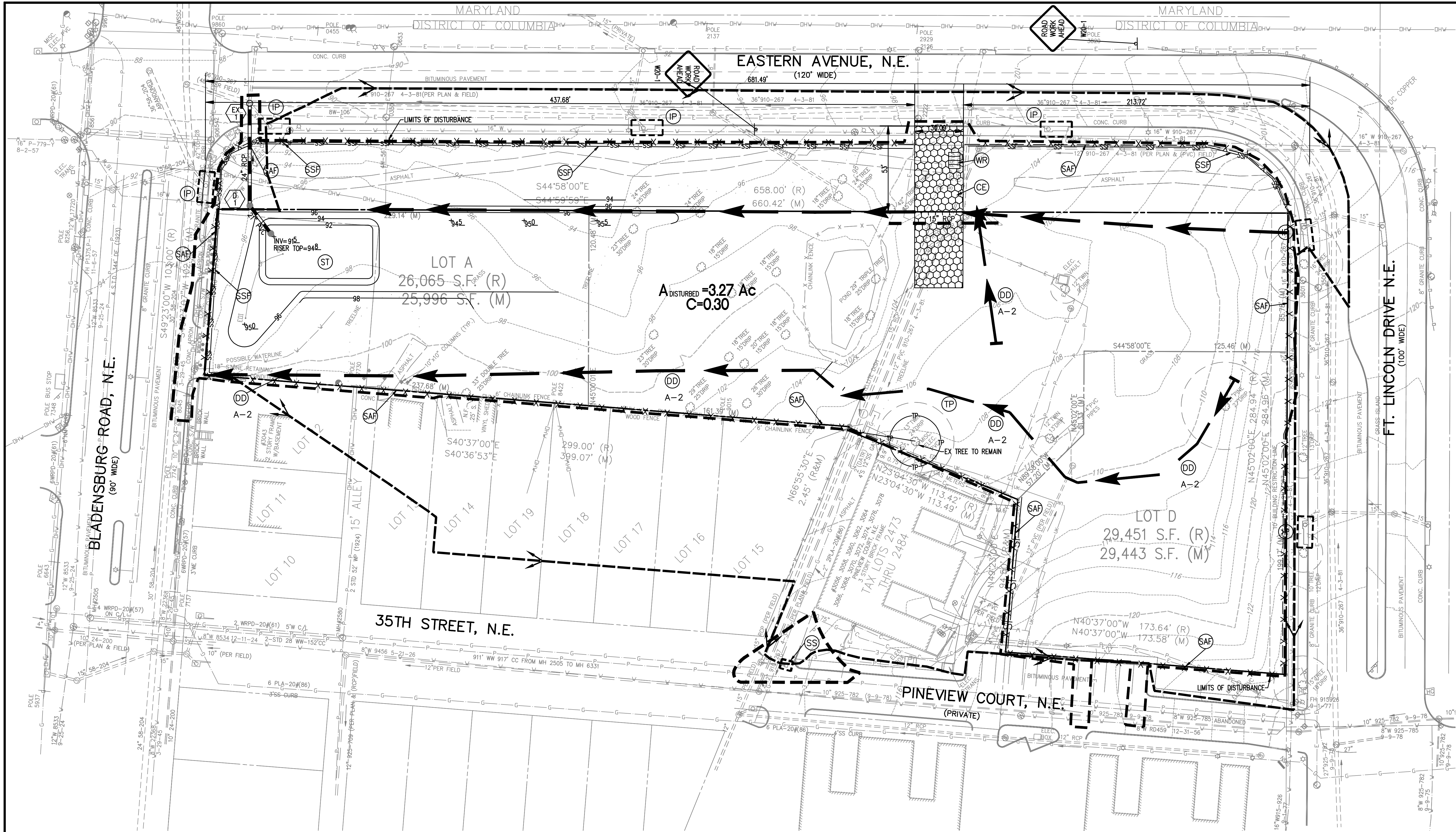
CITY HOMES
AT FORT LINCOLN
BLADENSURG RD., N.E. AND EASTERN AVE., N.E.
WASHINGTON, D.C.

SEDIMENT AND EROSION CONTROL PLAN
PHASE I

VKA REVISIONS

2/3/09	REV DD
7/1/08	
DC/DC WASA TECH. REVIEW	
DATE: JULY, 2008	
DES.	DWN.
KUO	CADD
SCALE: 1"=30'	
PROJECT/FILE NO. 5310HH	
SHEET NO. C-09	

PROJECT COORDINATOR: KYLE OLIVER
E-MAIL: OLIVER@VKA-CAPITOL.COM
PLANNERS: LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GPS SERVICES
VKA CAPITAL, LLC
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 213
WASHINGTON, DC 20016
★ WWW.VKACAPITOL.COM ★



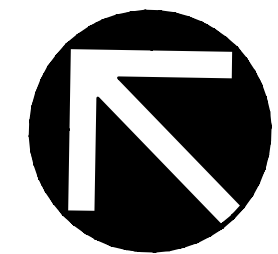
- LEGEND**
- | | | |
|-------|---|-----|
| (ST) | SEDIMENT TRAP | (4) |
| (DD) | DIVERSION DIKE | (9) |
| (WR) | WASH RACK | (3) |
| (SAF) | SAFETY FENCE | (3) |
| (TP) | TREE PROTECTION | (6) |
| (SF) | SILT FENCE | (1) |
| (SSF) | SUPER SILT FENCE | (8) |
| (CIP) | CULVERT INLET PROTECTION | (5) |
| (IP) | INLET PROTECTION | (4) |
| (SS) | SILT SACK INLET PROTECTION | (2) |
| (CE) | CONSTRUCTION ENTRANCE/
W/ WASH RACK | (2) |
| --- | DRAINAGE DIVIDES
(TO SUPER SILT FENCE) | |
| --- | LIMITS OF CLEARING & GRADING | |

NOTES

- THIS PLAN TO BE IMPLEMENTED FOR STORM DRAIN/TRENCHING INSTALLATION ONLY.
- ANY GROUNDWATER ENCOUNTERED WILL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE DC WSA PERMIT. UNDER NO CIRCUMSTANCES WILL ANY OF IT BE DISCHARGED INTO THE STORM STORM DRAINS.
- ALL DIVERSION DIKES WILL BE INSTALLED AND STABILIZED PRIOR TO THE CONSTRUCTION OR TRENCHING OF THE UTILITY LINES.

CONSTRUCTION PHASING NOTES

- AFTER ALL PHASE 1 PERIMETER CONTROLS ARE INSTALLED, THE CONTRACTOR IS TO INSTALL AND STABILIZE THE DIVERSION DIKES AS SHOWN ON THIS SHEET PRIOR TO THE INITIATION OF TRENCHING FOR THE PROPOSED UTILITY LINES.
- ANY GROUNDWATER ENCOUNTERED WILL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE DC WSA PERMIT. UNDER NO CIRCUMSTANCES WILL ANY OF IT BE DISCHARGED INTO THE STORM DRAINS.
- DIVERSION DIKE CAN BE REMOVED AFTER INSTALLATION OF SITE UTILITIES AND UPON APPROVAL OF SITE SEDIMENT CONTROL INSPECTOR.



GRAPHIC SCALE



THIS SHEET FOR SEDIMENT AND EROSION CONTROL ONLY

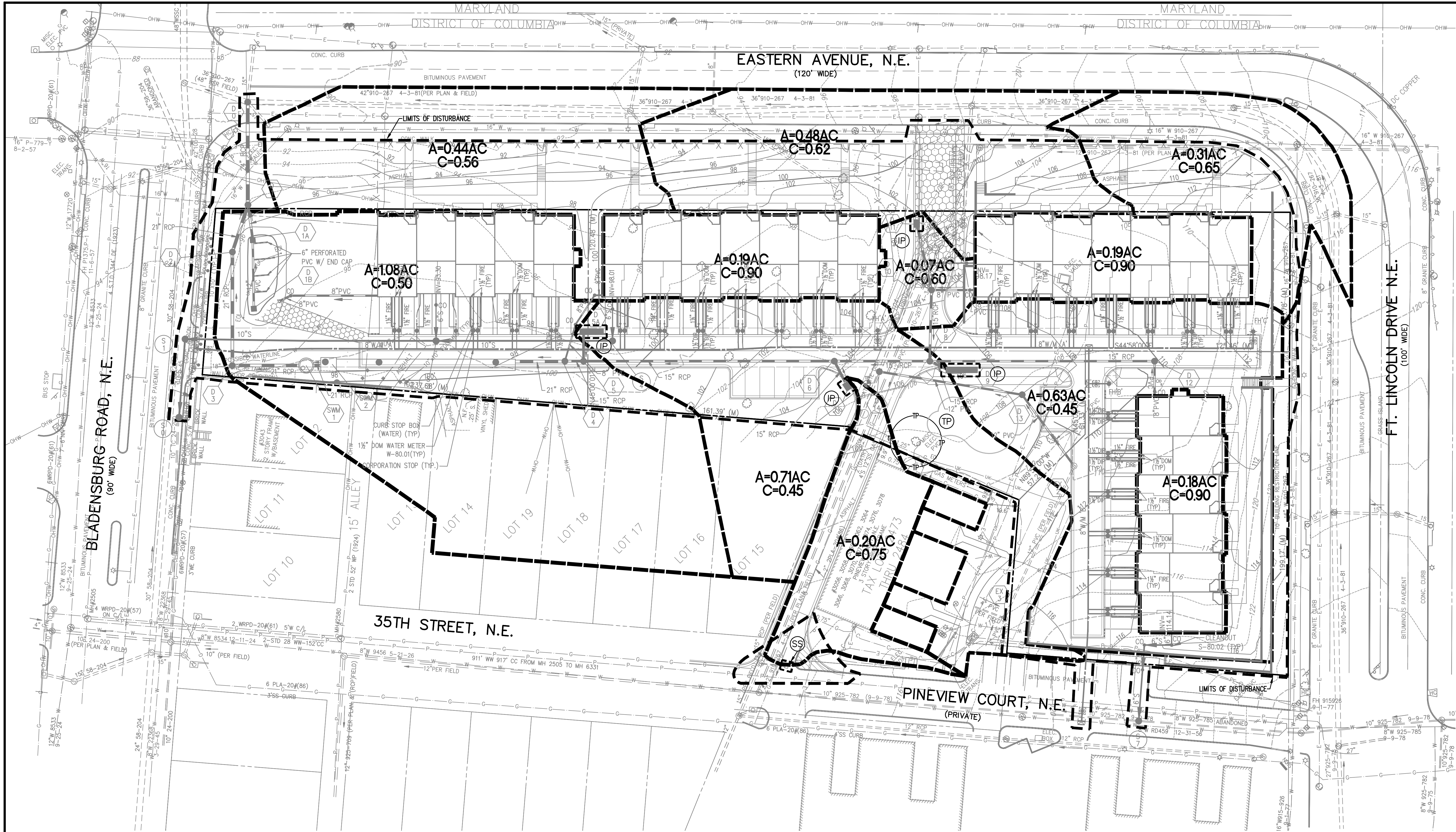
CITY HOMES
AT FORT LINCOLN
BLADENSURG RD., N.E. AND EASTERN AVE., N.E.
WASHINGTON, D.C.

SEDIMENT AND EROSION
CONTROL PLAN
PHASE IA

VIKA REVISIONS

2/3/09 REV DD	
7/1/08	
DOE/DC WSA TECH. REVIEW	
DATE: JULY, 2008	
DES. KUO	DWN. CADD
SCALE: 1"=30'	
PROJECT/FILE NO. 5310HH	
SHEET NO. C-09A	

PROJECT COORDINATOR: KYLE OLIVER
E-MAIL: OLIVER@VIKACAPITOL.COM
VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVENUE, NW SUITE 213
WASHINGTON, DC 20016
WWW.VIKACAPITOL.COM



CONSTRUCTION PHASING NOTES

1. AFTER ALL PHASE 1 & 1A SEC CONTROLS ARE INSTALLED, CONTRACTOR TO MOVE TOWARD SEC PHASE 2 AS SHOWN ON THIS SHEET. CONTRACTOR TO INSTALL INLET PROTECTION AS INLETS ARE BROUGHT ON-LINE.
2. PERMANENTLY STABILIZE ALL OF THE AREAS DISTURBED WITH THIS PLAN.
3. FLUSH ALL NEW AND EXISTING STORM DRAIN PIPES AND INLETS TO ENSURE THAT THE SYSTEM IS FREE OF SEDIMENT
4. REMOVE REMAINING SEDIMENT AND EROSION CONTROL DEVICES UPON APPROVAL OF THE DC SEDIMENT AND EROSION CONTROL INSPECTOR AS WELL AS THE OWNER'S REPRESENTATIVE.

LEGEND

(TP) — TP — TP — TP — TREE PROTECTION (6/17)

(IP) [] INLET PROTECTION (4/17)

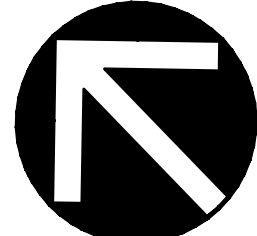
(SS) [] SILT SACK INLET PROTECTION (2/17)

[] CONSTRUCTION ENTRANCE/ W/ WASH RACK (2/17)

[] WASH RACK (3/17)

--- DRAINAGE DIVIDES

--- LIMITS OF CLEARING & GRADING



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

THIS SHEET FOR SEDIMENT AND EROSION CONTROL ONLY

SEDIMENT AND EROSION CONTROL PLAN PHASE II

CITY HOMES AT FORT LINCOLN
BLADENSURG RD., N.E. AND EASTERN AVE., N.E.
WASHINGTON, D.C.

VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	7/1/08	2/3/09 REV DD
2	7/1/08	DOE/DC WASA TECH. REVIEW
3	7/1/08	DATE: JULY, 2008
4	7/1/08	DES. KUO DWN. CADD
5	7/1/08	SCALE: 1"=30'
6	7/1/08	PROJECT/FILE NO. 5310HH
7	7/1/08	SHEET NO. C-10

PROJECT COORDINATOR: KYLE OLIVER
E-MAIL: OLIVER@VIKACAPITOL.COM
VIKA CAPITOL, LLC
PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GPS SERVICES
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 213 ★ WASHINGTON, DC 20016 ★
★ WWW.VIKACAPITOL.COM ★